

1 PETITION FOR ZONING VARIANCE 85-254-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.201.2.C.6 (V.B.5.a) TO PERMIT A WINDOW WITHIN (25) FEET TO THE TRACT BOUNDARY INSTEAD OF THE REQUIRED 35 ft. (V.B.5.b) to permit a building within 14 ft. of the tract boundary instead of the required 30 ft. and to amend the final development plan of Fullerton Farms lot no. 39 to build outside of the permitted building area.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. THE ONLY IRREGULAR LOT IN THE DEVELOPMENT OF FULLERTON FARMS.
2. TO CONFORM WITH THE HOUSES WHICH FRONT ON LINK AVE., AND
3. TO ALLOW FOR THE FUTURE FAMILY NEEDS OF THE LEGAL OWNERS, DONALD & CAROLYN GUTERMUTH

*to permit a side yard setback of 10 ft. with a window in lieu of the required 15 ft.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Address
Phone No.

Legal Owner(s):
CAROLYN GUTERMUTH
(Type or Print Name)
Signature
DONALD GUTERMUTH
(Type or Print Name)
Signature
8033 EASTDALE RD (301) 285-4391
Address
BALTIMORE, MARYLAND 21224
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 6th day of February, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of March, 1985, at 10:00 o'clock P.M.

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

RECORDED



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 28, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #201 (1984-1985)
Property Owner: Carolyn Gutermuth, et ux
8/S Link Ave. 1880' W. from centerline
Belair Rd.
Acres: .16
District: 11th

Dear Mr. Jablon:

The following comments are furnished in regard to the subject zoning item:

General Comments:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

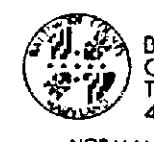
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James A. Maxwell, P.E.
JAMES A. MAXWELL, P.E., Chief
Bureau of Public Services

JAM:EM:PHD:SB

3/11
85-254-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

3/11/85

Re: Zoning Advisory Meeting of 1/24/85
Item # 201
Property Owner: Carolyn Gutermuth, et ux
Location: 8/S Link Ave.
W. of Belair Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/24/85.
- ☒ Landscaping must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is 11th.
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by 8111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments:

cc: James Hoswell

Eugene A. Rober
Chief, Current Planning and Development

3/11
85-254-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No.s 85-254-A and 85-257-A

Date: March 14, 1985

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NB2/JGH/st



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

February 28, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 197,200,201,202,203,204,205, and 206. ZAC-Meeting of January 29, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 197,200,201,202,203,204,205, and 206.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

3/11
85-254-A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Gutermuth
8033 Eastdale Road
Baltimore, Maryland 21224

cc: Nicholas B. Commodari
Chairman

RE: Item No. 201 - Case No. 85-254-A
Petitioner - Carolyn Gutermuth, et ux
Variance Petition

Dear Mr. & Mrs. Gutermuth:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may have a bearing on report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures



March 7, 1985

RE: Petition for Variance
S/S Link Ave., 1880' W from the c/l of
Belair Rd. (3901 Link Avenue)
Case No. 85-254-A

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

No. 004956

DATE 2-19-85 ACCOUNT 01-615-608

AMOUNT \$ 50.15

RECEIVED Div. of Antismuggling

FROM: Re: 61-15-354

FOR: 800*****5015:3 31021

VALIDATION OR SIGNATURE OF CASHIER

-ZONING DESCRIPTION-

BEGINNING ON THE SOUTH SIDE OF LINK AVENUE, 62 FEET WIDE,
AT THE DISTANCE OF 1880⁺ FEET WEST OF THE CENTERLINE OF
BELAIR ROAD. BEING LOT 39, IN THE SUBDIVISION OF FULLERTON
FARMS. BOOK E.H.K.Jr. NO. 42, FOLIO 48, ALSO KNOWN AS
3901 LINK AVENUE, IN THE 11th ELECTION DISTRICT.

PETITION FOR VARIANCE

LOCATION: South side of Link Avenue, 1,880 ft. West from the centerline of Belair Road (3901 Link Avenue)

DATE AND TIME: Tuesday, March 19, 1985 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a window within 25 ft. to the tract boundary instead of the required 35 ft., to permit a building within 14 ft. of the track boundary instead of the required 30 ft., to permit a side yard setback of 10 ft. with a window in lieu of the required 15 ft., and to amend the final development plan of Fullerton Farms Lot No. 39 to build outside of the permitted building area

Being the property of Donald Gutermuth, et ux
the plat filed with the Zoning Office. _____ as shown on

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

